

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Satisfaction of Code Enforcement Lien – Case No. 02-87-CEB – Previous owners, John T. Robinson and John T. Robinson, Jr. and current owner, Daniel L. Dyke

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Carolyn Jane Spencer

**EXT:** 7403

**MOTION/RECOMMENDATION:**

Approve the Satisfaction of Lien in the amount of \$17,000.00, Case No. 02-87-CEB, on 312 Miller Road, Sanford, Tax Parcel # 23-20-30-5AQ-0000-002D, previously owned by John T. Robinson and John T. Robinson, Jr. and currently owned by Daniel L. Dyke, and authorize the Chairman to execute a Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

**BACKGROUND:**

In response to a complaint on October 19, 2001, the Code Enforcement Officer observed the following violations located at 312 Miller Road, Sanford: The accumulation of trash and debris, the remains or rubble of structures which have been burned, stricken by other casualty, or demolished and junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport which are in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (g), (i) and (l).

The timeline on these violations is below:

DATE	ACTION	RESULT
June 27, 2002	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Order entered by the Code Enforcement Board setting a compliance date of July 30, 2002 or a fine of \$50.00 per day imposed if compliance not achieved
July 3, 2002	Affidavit of Partial Withdrawal	Violation (i), the remains or rubble of structures which have been burned, stricken by other casualty, or demolished withdrawn by Code Enforcement Officer
March 27, 2003	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$11,950.00 with a daily fine of \$50 accruing until compliance is achieved
July 11, 2003	Affidavit of Compliance filed by the Code Enforcement Officer after July 7, 2003 reinspection	Violations corrected. Total lien accrued, \$17,000.00
December 19, 2007	Payment received in the amount of \$17,000.00	Tax Deed sale

**STAFF RECOMMENDATION:**

Staff recommends the Board approve the Satisfaction of Lien in the amount of \$17,000.00, Code Enforcement Board Case #02-87-CEB, on 312 Miller Road, Sanford, Tax Parcel # 23-20-30-5AQ-0000-002D, previously owned by John T. Robinson and John T. Robinson, Jr. and currently owned by Daniel L. Dyke, and authorize the Chairman to execute a Satisfaction of Lien.

**ATTACHMENTS:**

1. Findings And Order
2. Affidavit of Partial Withdrawal
3. Order Imposing Lien
4. Affidavit Of Compliance
5. Check and receipt for payment
6. Tax Deed
7. Property Appraiser Data
8. Property Appraiser Data
9. Satisfaction of Lien

**Additionally Reviewed By:**

☒ County Attorney Review ( Kathleen Furey-Tran )

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 02-87-CEB

Petitioner,

vs.

JOHN T ROBINSON &  
JOHN T ROBINSON, JR  
308 MILLER ROAD  
SANFORD FL 32773

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04449 PG 0258  
CLERK'S # 2002902133  
RECORDED 07/01/2002 09:40:52 AM  
RECORDING FEES 6.00  
RECORDED BY L McKinley

Respondents.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 02-87-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID #23-20-30-5AQ-0000-002D), located at 312 Miller Road, Sanford, located in Seminole County and legally described as follows: PT OF LOT 2 BEG 900 FT E & 165 FT S OF NW COR LOT 2 RUN N 165 FT E TO C/L OF CREEK SELY ALONG CREEK TO A PT E OF BEG W TO BEG (LESS S 20 FT FOR RD) EUREKA HAMMOCK PB 1 PG 106
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code Section 95.4 as defined in Section 95.3(g)(i)(l).

It is hereby ordered that the Respondents correct the violations on or before July 30, 2002. In order to correct the violations, the Respondents shall:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.
- 2) REMOVE THE REMAINS OR RUBBLE OF A STRUCTURE.
- 3) REMOVE JUNKED OR ABANDONED VEHICLES NOT WITHIN AN ENCLOSED GARAGE OR ATTACHED CARPORT.

If the Respondents do not comply with the Order, a fine of \$ 50.00 will be imposed for each day the violations continue, or are repeated after compliance past July 30, 2002. The Respondents are further ordered to contact the Seminole County Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

This order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 27<sup>th</sup> day of June, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

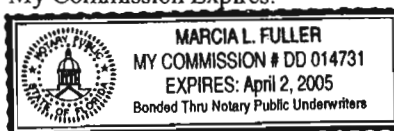
*Tom Hagood*  
TOM HAGOOD, CHAIR

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2002, by Tom Hagood, who is personally known to me.

Order.robinson

*Marcia L. Fuller*  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:



CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
*Maryanne Morse*  
DEPUTY CLERK

JUL 01 2002

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political  
Subdivision of the State of  
Florida,

**Case # 02-87-CEB**

Petitioner,  
Vs

**John T. Robinson &  
John T. Robinson, Jr.**

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF PARTIAL WITHDRAWAL**

BEFORE ME, the undersigned authority, personally appeared **Donna Wisniewski**, Code Inspector for Current Planning, who, after being sworn, deposes and says that the charge of remains or rubble of a structure on the above referenced case was withdrawn during the hearing with Code Enforcement Board approval.

**FURTHER AFFIANT SAYETH NOT.**

DATED this 3<sup>rd</sup> day of July 2002.

Donna Wisniewski  
Code Inspector

STATE OF FLORIDA      )

COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledge before me this 3rd day of July 2002, by Donna Wisniewski, who is personally known to me and who did take an oath.

Marcia L. Fuller  
Notary Public in and for the County and  
State Aforementioned  
My commission expires:

AFFWITH.00



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY, a political  
subdivision of the State of Florida,**

**CASE NO 02-87-CEB**

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**Petitioner,**

**vs.**

**JOHN T ROBINSON &  
JOHN T ROBINSON, JR  
308 MILLER ROAD  
SANFORD FL 32773**

**MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04765 PG 0896  
CLERK'S # 2003054742  
RECORDED 04/01/2003 02:30:42 PM  
RECORDING FEES 10.50  
RECORDED BY J Eckenroth**

**Respondent.**

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel ID #23-20-30-5AQ-0000-002D), located at 312 Miller Rd, Sanford, located in Seminole County and legally described as follows:

PT OF LOT 2 EG 900 FT E & 165 FT S OF NW COR LOT 2 RUN N 165 FT E TO C/L OF  
CREEK SELY ALONG CREEK TO A PT E OF BEG W TO BEG (LESS S 20 FT FOR  
RD) EUREKA HAMMOCK PB 1 PG 106

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 27<sup>th</sup> day of June, 2002, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Section 95.4 as defined in Section 95.3(g)(l), Seminole County Code.

Said Order required Respondent to take certain corrective action by July 30, 2002.

Said Order stated that a fine of \$50.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of August 1, 2002, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required actions, removing the trash & debris and removing the junked or abandoned vehicles not stored in an enclosed garage or attached carport has not been obtained.

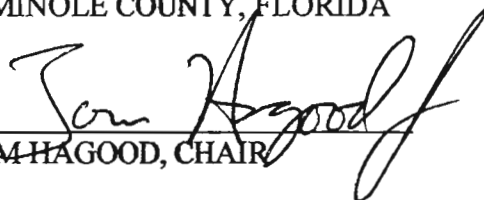
SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771-1468

Accordingly, it having **been** brought to the Board's attention that Respondent has not complied with the Order dated June 27, 2002, the Board orders that a fine of \$11,950.00, 238 days @\$50.00 per day is imposed against the **property** for each day the violation continued past the date set for compliance and that a fine of \$50.00 per day **be ordered** against the property for each day the violations continue past March 27, 2003.

This Order **shall be** recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land **on which** the violation exists and upon any other real or personal property owned by the Respondent.


**DONE AND ORDERED** this 27<sup>th</sup> day of March, 2003, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
TOM HAGOOD, CHAIR

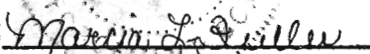
STATE OF FLORIDA       )  
COUNTY OF SEMINOLE   )

The foregoing **instrument** was acknowledged before me this 27<sup>th</sup> day of March, 2003, by Tom Hagood, who is **personally** known to me.

  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:

Lien.robinson



CERTIFIED COPY  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
By:   
Date: 3-28-03

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Case No. 02-87-CEB

Petitioner,  
vs.  
JOHN T. ROBINSON &  
JOHN T. ROBINSON, JR

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF COMPLIANCE**

BEFORE ME, the undersigned authority, personally appeared DONNA WISNIEWSKI, Code Inspector for the **Planning Division**, who, after being duly sworn, deposes and says:

1. That on JUNE 27, 2002 the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before JULY 30, 2002.
3. That a re-inspection was performed and the Respondent was in compliance on JULY 7, 2003.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that THE ACCUMULATION OF TRASH & DEBRIS AND JUNK VEHICLES HAVE BEEN REMOVED FROM THE PROPERTY.

FURTHER AFFIANT SAYETH NOT. DATED this 11th day of JULY, 2003

Donna Wisniewski  
Signature of Code Inspector

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 11th day of July, 2003, by Donna Wisniewski, who is personally known to me and who did take an oath.

CERTIFIED COPY  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
By: Connie R. DeVasto  
Date: 8/17/04

Connie R. DeVasto  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:



Connie R. DeVasto  
MY COMMISSION # CC#61768 EXPIRES  
August 17, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.



**Clerk of the Circuit Court**  
SEMINOLE COUNTY  
P.O. Box 8099 • Sanford, Florida 32772-8099

TDA-CTF #1563-2005

OVERBID TO CODE ENFORCEMENT LIEN \$17000.00

Parcel ID# 23-20-30-5AQ 0000 0021

FOR MORE INFORMATION, PLEASE CALL DOMESTIC RELATIONS (SUPPORT & ALIMONY) (407) 665-4580 CLERK'S FINANCE (407) 665-4495



**Clerk of the Circuit Court**  
SEMINOLE COUNTY  
P.O. Box 8099 • Sanford, Florida 32772-8099

Check No. - 348534

Check Date - 12/18/07

**348534**

Stub 1 of 1

INVOICE NO.	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT
	12/18/07		17,000.00		17,000.00
		Interoffice 12/19/07			
			17,000.00		17,000.00

THE FACE OF THIS CHECK HAS A GREEN BACKGROUND PATTERN ON WHITE PAPER



**Clerk of the Circuit Court**  
SEMINOLE COUNTY  
P.O. Box 8099  
Sanford, Florida 32772-8099

WACHOVIA BANK, N.A.

**348534**

CHECK NO. 00348534

63688

DATE	AMOUNT
12/18/07	\$***17,000.00

PAY SEVENTEEN THOUSAND AND 00/100\*\*\*\*\*

VOID AFTER 90 DAYS

CLERK OF THE CIRCUIT COURT

TO THE  
ORDER  
OF  
BOARD OF COUNTY COMMISSIONERS  
CODE ENFORCEMENT  
1101 E FIRST STREET  
SANFORD FL 32773

*[Signature]*  
AUTHORIZED SIGNATURE

⑈348534⑈ ⑆063107513⑆ 2000006536725⑈



RECEIPT

No 67751

SEMINOLE COUNTY, FLORIDA

Date 12/19 2007

Received from

Code Enforcement

Address

Description

Sem Co vs John T Robinson

Account Number	Amount	Description
-----	<u>17,000.00</u>	<u>Case # 02-87</u>
-----	-----	<u>CEB</u>
-----	-----	-----
-----	-----	-----
-----	-----	-----
Total Amount	<u>17,000.00</u>	-----
Check No. <u>348534</u>	Cash	By <u>[Signature]</u>

Board of County Commissioners

Print

Zoom In

Zoom Out

Best Fit

Fit To Width

Fit To Height

Rotate

Tax Deed File No. 1563-2005  
 Property Identification No. 23-20-30-5A-Q-0000-002D

DA-506  
R. 01/06

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
 SEMINOLE COUNTY  
 B4 06887 Pg 0260; (1pg)  
 CLERK'S # 2007171643  
 RECORDED 12/13/2007 08:47:28 AM  
 DEED DOC TAX 140.00  
 RECORDING FEES 10.00  
 RECORDED BY G Harford

## Tax Deed

State of Florida  
 County of Seminole

FOR OFFICIAL USE ONLY

The following Tax Deed Certificate Numbered 1563 issued on May 25, 2005 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on December 12, 2007, offered for sale as required by law for cash to the highest bidder and was sold to Daniel L. Dyke

whose address is 1308 Deer Run Dr., Winter Springs, FL 32708, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 12th day of December, 2007, in the County of Seminole, State of Florida, in consideration of the sum of \$ 20,000.00 (Twenty Dollars & 00/100) Dollars,

being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows: PT OF LOT 2 BEG 900 FT E & 165 FT S OF NW COR LOT 2 RUN N 165 FT E TO C/L OF CREEK SELY ALONG CREEK TO A PT E OF BEG W TO BEG (LESS 20 FT FOR RD) EUREKA HAMMOCK PB 1 PG 106

Witness:

Geraldine Harford

Judith Eckenroth

State of Florida

County of Seminole

On this 12th day of December, 2007, before me Haydee Ortiz personally appeared Maryanne Morse Clerk of the Circuit Court or County Comptroller in and for the State and this County, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Haydee Ortiz

Prepared by: Maryanne Morse, Clerk of the Circuit Court  
Post Office Box 8099  
Sanford, Florida 32772-8099

Book6887/Page260 CFN#2007171643

<b>PARCEL DETAIL</b> <b>DAVID JOHNSON, CFA, ASA</b> <b>PROPERTY APPRAISER</b> <b>SEMINOLE COUNTY FL</b> 1101 E. FIRST ST SANFORD, FL 32771-1488 407-665-7508																									
<b>GENERAL</b> Parcel Id: 23-20-30-5AQ-0000-002D Owner: ROBINSON JOHN T & Own/Addr: ROBINSON JOHN T JR Mailing Address: 312 MILLER RD City,State,ZipCode: SANFORD FL 32773 Property Address: 312 MILLER RD SANFORD 32771 Subdivision Name: EUREKA HAMMOCK Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2005) Dor: 02-MOBILE/MANUFACTURED		<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$7,168 Land Value (Market): \$35,194 Land Value Ag: \$0 Just/Market Value: \$42,362 Assessed Value (SOH): \$31,093 Exempt Value: \$25,000 Taxable Value: \$6,093 Tax Estimator																							
<b>SALES</b> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>01/1992</td> <td>02395</td> <td>1164</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01085</td> <td>0053</td> <td>\$15,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	01/1992	02395	1164	\$100	Improved	No	WARRANTY DEED	01/1976	01085	0053	\$15,000	Improved	Yes	<b>2006 VALUE SUMMARY</b> Tax Amount(without SOH): \$289 2006 Tax Bill Amount: \$86 Save Our Homes (SOH) Savings: \$203 2006 Taxable Value: \$5,335 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS		
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<b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																									

<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																														
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<b>EXTRA FEATURE</b> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>WOOD UTILITY BLDG</td> <td>1984</td> <td>100</td> <td>\$240</td> <td>\$600</td> </tr> <tr> <td>MOBILE HOME</td> <td>1973</td> <td>732</td> <td>\$6,863</td> <td>\$18,300</td> </tr> <tr> <td>ALUM PORCH W/CONC FL</td> <td>1979</td> <td>342</td> <td>\$889</td> <td>\$2,223</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	WOOD UTILITY BLDG	1984	100	\$240	\$600	MOBILE HOME	1973	732	\$6,863	\$18,300	ALUM PORCH W/CONC FL	1979	342	\$889	\$2,223									
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																														

**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/ Lien, issued by the Seminole County Code Enforcement Board in Case No. 02-87-CEB filed against JOHN T. ROBINSON AND JOHN T. ROBINSON, JR. and filed by and on behalf of Seminole County, on March 27, 2003, and recorded in Official Records Book 04765, Page 0896, of the Public Records of Seminole County, Florida, against the following described real property:

PT OF LOT 2 EG 900 FT E & 165 FT S OF NW COR LOT 2 RUN N 165 FT E  
TO C/L OF CREEK SELY ALONG CREEK TO A PT E OF BEG W TO BEG  
(LESS S 20 FT FOR RD) EUREKA HAMMOCK PB 1 PG 106

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
**MARYANNE MORSE**  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
BRENDA CAREY, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at their  
February 12, 2008 regular meeting.

\_\_\_\_\_  
County Attorney